

The Cannon Falls City Council met in a joint work session with the Planning Commission on Tuesday, May 20, 2025, in the City Council Chambers. Present were Mayor Matt Montgomery; Council Members Chad Johnson, Diane Johnson, Ryan Jeppesen, Chris Nobach, and Lisa Zimmerman; and Planning Commissioners Brian Douglas, Jesse Fox and Isaac Naatz. Council Member Laura Kronenberger was absent. Also present were Jon Radermacher, City Administrator; Sara Peer, City Clerk; Bill Angerman, City Engineer; Shelley Ryan, City Attorney; Laura Qualey, Community & Business Development Specialist; Jeff McCormick, Police Chief and Joe Berg, Lieutenant.

Call to Order

The work session was called to order at 5:00 p.m.

Approve Agenda

A motion was made by Council Member D. Johnson, seconded by Council Member Zimmerman and unanimously carried, to approve the agenda as presented.

Review Schedule of
Land Use, Planned
Unit Development
Agreement, AUAR
Process with Tract

City Administrator Radermacher introduced the draft schedule of the decision-making process for the potential application for annexation, land use items, development agreement and the Alternative Urban Areawide Review (AUAR) with Tract. City Administrator Radermacher explained that an application would be upcoming for the annexation of property in Randolph Township, also in Dakota County, for a 253 acre development for a potential technology center. With the AUAR being published to the Environmental Quality Review Board that day, and the comment period starting the following week. The application would require multiple decision-making procedures all happening within a similar timeline. City Administrator Radermacher, explained that there were certain parts of the process that had statutory or city implement timelines, and identifying the schedule would be helpful to understanding when decision would be made and when discussion of the items would occur.

After much discussion about the schedule and timeline, a question about the property taxes arose from Council Member Diane Johnson. She asked whether there was a way that property taxes from the annexation could go to the Cannon Falls School District. Council Member Chad Johnson asked why in the agreement the taxes for the school district would be paid to the Randolph School District. City Administrator Radermacher and City Attorney Ryan explained that the

is no specific agreement about the school portion of the property taxes, rather that when land is annexed into a city, the County and School District that land is already located in, stay the same, and whatever land valuation and improvements take place on the property are paid to those existing jurisdictions, while the taxes from the township then start getting paid to the City. Council Member Diane Johnson asked why the property wouldn't just stay in the Randolph Township, and not be annexed into the City. It was explained by staff that the infrastructure needs for the project were such that Randolph Township couldn't provide them, and the City of Cannon Falls could, and that it is in the City's best interest to annex property that it would be providing services.

City Administrator Radermacher asked if there could be consideration to have an ad-hoc committee or a representative of the Council and Planning Commission take part in the meetings with Tract prior to our group work sessions. The expected role would be to report back to the group about the meetings and clarify any questions.

Council Member Nobach requested that an FAQ page be placed on the City website to answer frequently asked questions about the project and development. It was also discussed to provide the Council with a weekly update regarding Tract developments.

City Engineer Angerman explained the studies for water distribution analysis and wastewater equipment evaluation were nearly complete. The results of the studies will help guide the Council on future decisions regarding the allocation of water and wastewater resources for this development, while reserving capacity for existing services, and additional growth in other areas of the City for a population of up to 6,000 at this time. City Administrator Radermacher explained that if this project is successful and the need for additional capacity is required, we should explore expansion and additional allocations at that time, which is likely years after the project has started.

City Administrator Radermacher introduced the Council to a draft and sample ordinance prohibiting individuals from storing property on City property. Police Chief McCormick explained the challenges the City

has based on the current ordinances to enforce and prevent individuals from storing, keeping or abandoning property on City grounds. Staff asked if there was consensus of the Council to move forward with the City Attorney drafting an ordinance for discussion to the Planning Commission and then Council, and consensus was reached to do so.

Senior Center
Funding Discussion

The Council and staff discussed the need for the Senior Center to pay rent in the Community Center to the School District for \$1,000/month for a two-year lease. City Administrator Radermacher, explained that the city does give \$5,000 per year to the Senior Center to fund their general operations, and that the City has not received a formal asked from the Senior Center, but the Senior Center would need additional funding to cover this expense, which was not anticipated in their budget for 2025. Discussion took place about the long-term viability of the School District maintaining the Senior Center. The Council took no action at this time.

Adjournment

A motion was made by Council Member D. Johnson, seconded by Council Member Jeppesen and unanimously carried, to adjourn the work session. The work session adjourned at 6:24 p.m.

Adopted by the City Council of the City of Cannon Falls on the 3rd day of June, 2025.

Matt Montgomery, Mayor

ATTEST:

Jon Radermacher, City Administrator